

Development Expenditure		2010/11 Full Year	2011/12 Full Year	2012/13 Full Year	2013/14 Full Year	2014/15 Full Year	2015/16 Full Year	2016/17 Full Year	2017/18 Full Year	2018/19 Full Year	2019/20 Full Year	2020/21 Full Year	2021/22 Full Year	2022/23 Full Year	2023/24 Full Year	2024/25 Full Year	2025/26 Qtr 1	2025/26 Qtr 2	TOTAL
Phase 1	Decant & Buybacks	4,067,590	608,708							215,966									4,676,298
	Development Costs		4,316,778	4,706,617	5,849,669	314,174													15,403,204
Phase 2	Decant & Buybacks		2,095,800	2,832,388	599,314	24,692		720	240										5,553,154
	Development Costs		173,798	33,086	5,208,178	8,253,234	4,672,117	2,089,213	488,428	393									20,918,447
Phase 3	Decant & Buybacks			288,229	66,342	1,964,903	1,279,950	10,841	(95)										3,610,170
	Development Costs					83,261	251,250	4,798,185	6,973,901	3,681,324	948,727	5,979	(2,668)						16,739,959
Phase 4	Decant & Buybacks									6,033,496	2,200,566	854	(948)	700	1,113				8,235,781
	Development Costs									322,426	1,163,613	6,017,470	5,742,177	4,922,571	3,262,425	383,579	2,872	(3,224)	21,813,909
Phase 5	Decant & Buybacks					5,438	162	1,310,101	2,118,363	412,804	8,076	222	1,029						3,856,195
	Development Costs						1,703	116,024	291,258	2,489,064	4,622,765	2,031,564	2,922,635	103,179	66,566	255,342	17,973	25,405	12,943,476
Ham Drive	Decant & Buybacks																		
	Development Costs				29,615	1,123,104	907,961	32,106	(72)										2,092,714
Laurel Road	Decant & Buybacks				8,840	3,700													12,540
	Development Costs					10,504	412,133	18,731											441,368
Goodwin Crescent	Decant & Buybacks				1,610	13,530	118,644												133,784
	Development Costs					5,155	204,861	642,620											852,636
Allenby Road	Decant & Buybacks				71,085														71,085
	Development Costs					8,589	122,145	460,186											590,920
Wren Gardens	Decant & Buybacks																		
	Development Costs					4,933	87,970	255,086	2,075										350,064
Bodmin Road	Decant & Buybacks																		
	Development Costs						208,757	2,718,510	6,687,749	989,046	9,129								10,613,191
Skerries Road	Decant & Buybacks																		
	Development Costs					28,255	126,397	5,626,716	3,205,000	79,998	26,505								9,092,871
Southway	Decant & Buybacks																		
	Development Costs					29,570	28,611	462,465	8,658,783	3,283,500	92,405	(1,570)							12,553,764
Newcastle Gardens	Decant & Buybacks																		
	Development Costs									5,775	2,650	31,400	20,765	267,271	1,000,090	91,131	129	1,924	1,421,134
Clowance Street	Decant & Buybacks																		
	Development Costs											19,375	18,049	2,223		19,809		120,640	180,096
Windmill Pub Site	Decant & Buybacks																		
	Development Costs										1,300	5,735	744	19,619	21,672	(335)			48,735
Bampfylde Way	Decant & Buybacks																		
	Development Costs											3,788	14,754	65,248	720,301	12,969	(252)		816,807
NP Library Site	Decant & Buybacks																		
	Development Costs											5,889	22,614	11,635	194,892	1,433,948	153,441	6,475	1,828,894
Wilmot Gardens	Decant & Buybacks																		
	Development Costs												3,278						3,278
Bath Street	Decant & Buybacks																		
	Development Costs											8,517	339,749	331,236	279,606	2,025	1,036		962,169
Allenby Road Site	Decant & Buybacks																		
	Development Costs											5,260	10,673	3,448	178,241	787	5,133		203,540
Hillcrest Close	Decant & Buybacks																		
	Development Costs														19,244,540	1,230,988	(61,071)	3,388	20,417,845
Southway Drive	Decant & Buybacks																		
	Development Costs												4,476	3,153,626	247,078	(281)	56		3,404,955
Butterpark, Ivybridge	Decant & Buybacks																		
	Development Costs														19,944	51,068		2,390	73,402
Filham Chase, Ivybridge	Decant & Buybacks																		
	Development Costs														3,461,271	18,037	2,011	960	3,482,279
Brake Farm, Crownhill	Decant & Buybacks															504,771	28,118	30,154	563,043
	Development Costs														284	13,481	18,527	23,192	55,483
Marlborough House	Decant & Buybacks															611,795	455,318	423,348	1,490,461
	Development Costs															78,702	110	9,725	88,537
Scredda	Decant & Buybacks																		
	Development Costs																	2,555	2,555
TOTAL NET EXPENDITURE		4,067,590	7,195,084	7,860,320	11,834,653	11,873,042	8,422,661	18,541,504	28,425,725	17,513,697	9,075,734	8,120,706	8,756,205	5,747,344	31,481,407	5,410,208	619,706	653,155	185,598,741

Development Income		2010/11 Full Year	2011/12 Full Year	2012/13 Full Year	2013/14 Full Year	2014/15 Full Year	2015/16 Full Year	2016/17 Full Year	2017/18 Full Year	2018/19 Full Year	2019/20 Full Year	2020/21 Full Year	2021/22 Full Year	2022/23 Full Year	2023/24 Full Year	2024/25 Full Year	2025/26 Qtr 1	2025/26 Qtr 2	TOTAL
Phase 1	Land Receipts		882,425	282,575		389,546													1,554,546
	Grants	1,980,000	1,056,000	1,979,999	832,000	184,000													6,031,999
	Homebuy Sales			1,017,980	634,834														1,652,814
Phase 2	Land Receipts			149,089	1,114,311	1,651,013	1,089,602	742,910	1,191,455										5,938,380
	Grants				944,000	3,230,250	633,750	487,500	67,500										5,363,000
	Homebuy Sales				181,125	929,222	1,592,289	1,022,500	231,500										3,956,636
Phase 3	Land Receipts							363,762	185,750	719,784	185,752								1,455,048
	Grants						3,198,720			447,440	504,560	114,240							4,264,960
	Homebuy Sales								562,100	1,177,050	560,050								2,299,200
Phase 4	Land Receipts										474,075			353,850	633,675	377,370		57,330	1,896,300
	Grants										2,117,435	3,427,000	2,975,500	580,800	115,200	943,500			10,159,435
	Homebuy Sales												184,750	632,850	1,773,150	939,250			3,530,000
Phase 5	Land Receipts										551,506	1,194,931	275,753						2,022,190
	Grants									2,273,250	821,689	128,311	157,500	600,250					3,981,000
	Homebuy Sales											1,062,500	1,368,500	222,500					2,653,500
Ham Drive	Land Receipts																		
	Grants					240,000	80,000												320,000
	Homebuy Sales						335,200												335,200
Laurel Road	Land Receipts																		
	Grants					85,500	28,500												114,000
	Homebuy Sales																		
Goodwin Crescent	Land Receipts																		
	Grants						120,000	40,000											160,000
	Homebuy Sales																		
Allenby Road	Land Receipts																		
	Grants						90,000	30,000											120,000
	Homebuy Sales																		
Wren Gardens	Land Receipts																		
	Grants						60,000	20,000											80,000
	Homebuy Sales																		
Bodmin Road	Land Receipts																		
	Grants							1,365,500	468,000	897,500									2,731,000
	Homebuy Sales								131,600	1,285,450	165,450								1,582,500
Skerries Road	Land Receipts																		
	Grants							1,064,500	1,064,500										2,129,000
	Homebuy Sales							562,000		1,255,650									1,817,650
Southway	Land Receipts																		
	Grants							831,400	830,975	1,662,375									3,324,750
	Homebuy Sales									1,109,500	1,795,500								2,905,000
Newcastle Gardens	Land Receipts																		
	Grants													318,500		129,500			448,000
	Homebuy Sales																		
Clowance Street	Land Receipts																		
	Grants											8,662	29,281					62,500	100,443
	Homebuy Sales																		
Bampfylde Way	Land Receipts																		
	Grants													269,000					269,000
	Homebuy Sales																		
NP Library Site	Land Receipts																		
	Grants															582,000	40,000	194,000	816,000
	Homebuy Sales																		
Hillcrest Close	Land Receipts																		
	Grants														6,197,925	2,625,927			8,823,852
	Homebuy Sales															1,533,360	152,750	84,450	1,770,560
Filham Chase, Ivybridge	Land Receipts																		
	Grants																		
	Homebuy Sales														236,250	78,750			315,000
Total Income		1,980,000	1,938,425	3,429,643	3,706,270	6,709,531	7,228,061	5,968,072	5,295,380	10,827,999	7,176,016	5,935,644	5,345,134	3,257,575	8,791,695	8,096,047	192,750	340,950	86,219,193
Total Expenditure / (Income)		2,087,590	5,256,659	4,430,677	8,128,383	5,163,511	1,194,600	12,573,432	23,130,345	6,685,698	1,899,718	2,185,062	3,411,071	2,489,769	22,689,712	(2,685,839)	426,956	312,205	99,379,549

Number of Units Planned	Rented		Shared Ownership		Private	
	Handed Over	Remaining	Handed Over	Remaining	Handed Over	Remaining
NP Phase 1	105	-	28	-	93	-
NP Phase 2	118	-	56	-	173	-
NP Phase 3	81	-	31	-	47	-
NP Phase 4	87	-	38	-	71	-
NP Phase 5	46	-	31	-	66	-
Ham Drive	12	-	5	-	-	-
Laurel Road	3	-	-	-	-	-
Goodwin Crescent	8	-	-	-	-	-
Allenby Road	4	-	-	-	-	-
Wren Gardens	2	-	-	-	-	-
Bodmin Road	49	-	23	-	-	-
Skerries Road	42	-	25	-	-	-
Southway School	55	-	40	-	-	-
Newcastle Gardens	7	-	-	-	-	-
Bampfylde Way	4	-	-	-	-	-
Filham Chase	2	-	13	-	-	-
Clowance Street	-	5	-	-	-	-
NP Library Site	8	-	-	-	-	-
Hillcrest Close	66	-	20	-	-	-
	699	5	310	0	450	0